

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
Summary Agenda
Minutes
August 12th, 2015**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

**Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. O. Perez,
Mr. Suarez, Mr. Casanova, Mr. Sanchez**

2. Approval of Planning and Zoning Board Summary Agenda of June 24th, 2015 as submitted.

**Motion to Approve: Mr. Suarez; Second: Mr. Sanchez
Approved: 6-0**

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY SEPTEMBER 8, 2015:

HIALEAH PLANNING AND ZONING BOARD MEETING August 12th, 2015

3. **Final Decision** to allow the existing distance between main residence and accessory building to 9.90' (20' required) and side setback to 4.75' (10 required). Property located at 1143 West 23 Street, Hialeah, zoned R-3 (Multiple Family District)

Applicant: Roman Ravelo

TABLED ITEM FROM JUNE 10TH & 24TH 2015

PLANNERS RECOMMENDATION: DENIAL

NO ACTION

4. **Final Decision** to adjust side setbacks to 5'1" on Lot 26 and side setbacks to 5'1" on Lot 27, (7'6" required for each). Property located at 925 East 24 Street, Hialeah, zoned R-1 (One Family District).

Applicant: Horesebit Acquisitions LLC

PLANNERS RECOMMENDATION: APPROVAL

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova

Approved: 7-0

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 25, 2015:

5. **Variance** permit to allow 14 parking spaces (27 required) and allow the following setbacks: Front of 15.2' (20' required) and rear of 0' (15' required). Property located at 1091 W Okeechobee Rd. Hialeah, zoned C-3 (Liberal Retail Commercial).

Applicant: F. Freddy Albiza & Maria Albiza

TABLED ITEM FROM JUNE 10TH & 24TH 2015

PLANNERS RECOMMENDATION: DENIAL

NO ACTION

6. **Variance** to allow a temporary waiver or plat, provided that the property will be re-platted within 18 months from obtaining such plat. Property located at 385 West 42 Street, Hialeah, zoned R-1 (One Family District) and variance pursuant to Ordinance No. 2014-32, passed and adopted Feb. 2015.

Applicant: Artilleros LLC

PLANNERS RECOMMENDATION: APPROVAL

Motion to Approve: Mr. Suarez; Second: Mr. O. Perez

Approved: 7-0

7. **Variance** permit to allow a waiver of plat according to City of Hialeah Ordinance No. 04-51, passed and adopted 9-14-04, for the legalization of existing bedroom and bath addition extending approximately 8' outside the building envelope; and allow the following existing setbacks: Rear of 12' (20' required), north and south sides of 5' (minimum of 5.04' required). Property located at 6588 West 22 Lane, Hialeah, zoned R-3-5 (Multiple Family District), developed as a zero lot line district.

Applicant: Juan Carlos Ortega and J+J Property Administration Corp.

PLANNERS RECOMMENDATION: APPROVAL

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova

Approved: 7-0

8. **Variance** to allow one LED reader board display pylon signs, facing West 20 Avenue, on property located outside the LED geographic area (only allowed within specific geographic area), with a height of 38' (maximum 20' allowed) and a sign area of 240 square feet (maximum of 120 square feet allowed), and having a minimum distance of 300' required from properties zoned residential (minimum of 300' required from residential districts). Property located at 5301 West 20 Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial).

Applicant: Ceasar Mestre Jr. Esq.

PLANNERS RECOMMENDATION: DENIAL

Motion to Approve: Mr. Sanchez; Second: Mr. Casanova

Approved: 7-0

ITEM WAS APPROVED FOR A HEIGHT OF 35'

9. **PROPOSED ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98 ENTITLED "ZONING", ARTICLE V. ZONING DISTRICT REGULATIONS, DIVISION 11. CR COMMERCIAL-RESIDENTIAL DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF HIALEAH, AND IN PARTICULAR, REVISING HIALEAH CODE §98-877 ENTITLED "USES PERMITTED AND REGULATIONS", TO INCLUDE SELF-STORAGE FACILITIES AS A PERMITTED USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

Motion to Approve: Mr. Suarez; Second: Mr. O. Perez

Approved: 7-0

Comprehensive Plan Amendments

10. The City of Hialeah is considering a text amendment to its Comprehensive Plan in order to include a Health Element.

Motion to Approve: Mr. O. Perez; Second: Mr. Cabrera

Approved: 7-0

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

11. Healthier Hialeah Advisory Committee

12. Old Business.

NONE

13. New Business.

**Mr. Storch speaks to the board about the
Hialeah District Market Meeting that took place last week.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.